



**Development Services**  
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Issaquah, WA 98027  
425-837-3100  
[issaquahwa.gov](http://issaquahwa.gov)

September 22, 2015

SUBJECT: **Heritage Square Corner Bakery**  
**ASDP 15-00005**

Dear Party of Record

Attached is the City of Issaquah's recently finalized "Notice of Decision & Findings of Fact" approving the above referenced project with conditions.

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code (as stated by Chapter 3.14 of the Central Issaquah Development and Design Standards), and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$500 filing fee, which is required of appeals. All appeals shall be filed with the City Permit Center by 5:00 PM on October 7, 2015.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact Amy Tarce at: (425) 837-3097 or by email at [amyt@issaquahwa.gov](mailto:amyt@issaquahwa.gov)

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

*Amy Tarce*, Senior Planner

Attachment: ASDP15-00005, Heritage Square Corner Bakery Notice of Decision

cc: (via email)

David Favour, DSD Deputy Director  
Lucy Sloman, Land Development Manager  
Christopher Wright, Project Oversight Manager  
Denise Pirolo, PE, Senior Engineer  
Mark Lawrence, Fire Marshal, Eastside Fire and Rescue



## NOTICE OF DECISION

### ADMINISTRATIVE SITE DEVELOPMENT PERMIT Heritage Square Corner Bakery

APPLICATION NO: ASDP15-00004

September 22, 2015

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#### I. Application Information

<u>Project name:</u>	Heritage Square Corner Bakery
<u>Staff Contact:</u>	Amy Tarce, Senior Planner Development Services Department, 425-837-3097 amyt@issaquahwa.gov
<u>Property Owner:</u>	RPAI Issaquah Heritage LLC 2021 Spring Rd #200 Oakbrook, IL 60523
<u>Authorized Agent:</u>	Chandler Stever 1715 223rd Place N.E. Sammamish, WA 98074
<u>Request:</u>	Application for an Administrative Site Development Permit (ASDP) to construct a 4205 s.f. one-story restaurant on an existing building pad of a multi-tenant shopping center. Site improvements include reconfiguring the parking lot of the shopping center, adding 29 new parking spaces, stormwater and utility upgrades, and new landscaping and parking lot trees.
<u>Location:</u>	The Property is located at 720 NW Gilman Boulevard.
<u>Existing Land Use:</u>	The property currently contains 6 retail buildings of various sizes, with a total gross area of 54,239 s.f.
<u>Adjacent Uses:</u>	
North/West:	Interstate 90
South:	NW Gilman Boulevard
East:	Retail/Shopping Center
West:	East Lake Sammamish (King County) Multi-purpose trail, 4 <sup>th</sup> Avenue NW

Zoning: “UC-Urban Core” , Effective April 29, 2013

Comprehensive Plan:  
Ord. 2706, Amended effective February 18, 2014  
Land Use: “Retail”  
Subarea: Central Issaquah

**II. Public Notice**

This is a Level 2 ASDP review. Public notice was provided as required. A Notice of Application was mailed out to Parties of Record and surrounding property owners on August 18, 2015. No comments have been received as of the date of this Notice of Decision.

**III. Decision**

Based upon the application, submitted plans (August 6), listed Attachments, supplemental materials and rationale contained in this Notice of Decision, the Development Services Department approved the Administrative Site Development Permit application, subject to the notes, terms and conditions of this Notice of Decision.

**IV. Approval Criteria**

The purpose of the Administrative Site Development Permit (ASDP) is to obtain planning level approval with the confidence that the project meets the standards and guidelines contained in the CIDDS and, where appropriate, City Code, prior to the preparation of detailed infrastructure, building, and/or engineering or architectural drawings. The CIDDS contains a variety of development goals and standards that are organized into individual appendices. Each appendix provides direction to the applicant generally in the form of guidelines and/or development standards for a particular aspect of the project.

The Development Services Department is the Decision Maker for the Administrative Site Development Permit application. CIDDS Chapter 3.9 identifies the approval criteria as:

- A. The development proposal is consistent with the Comprehensive Plan and Central Issaquah Plan;
- B. The development proposal meets all applicable codes, rules, regulations and policies; and
- C. The development proposal satisfies the elements of the Central Issaquah ? Development and Design Standards.

Only those standards that apply to the Development proposal are discussed in the CIDDS evaluation chart, Attachment X.

The applicant will develop the property in one phase, though no specific timing is required. As the specific development applications are made, additional conditions may be applied through subsequent permits to ensure compliance with the Development Agreement, CIP, CIDDS, IMC, etc.

**V. Review of Central Issaquah Development and Design Standards (CIDDS)**

Attachment 1 contains a table and provides a detailed review of the development proposal and associated application materials and drawings against the CIDDS. To facilitate use of the table, the following are provided to explain the column headings:

<i>CIDDS Standard Number:</i>	The numbers used in the CIDDS to identify various development and design standards.
<i>Name:</i>	The name/title used in the CIDDS, associated with the CIDDS Standard Number. If no title is provided, a brief description is used in parenthesis, e.g. 14.4.A.5 (primary entrances)

Staff Analysis:	Staff analysis of the project’s compliance with the specific CIDDS development or design standard.
Not Applicable:	X – Staff determined that the scope of the project proposed does not warrant compliance to the standard. In some cases, the staff analysis explains why the standard does not apply to the project.
Meets Standard:	X - This item has been acceptably addressed, at a land use level of review, as shown or described in the Development proposal. This item will receive further review with future land use and construction permits when additional detail is provided.
Does Not Meet Standard:	X - This item necessitates clarification or changes to comply with the CIDDS. This <u>may</u> be the basis for a condition of the ASDP. When a condition is applicable, it is noted in the adjacent column “Conditions of Approval”.
Review at Construction:	These standards are not reviewed, or only partially reviewed, with this development proposal and will be reviewed with future land use and construction permits.
Conditions of Approval:	Where a project element does not comply with the applicable development or design standard, a Condition may be applied to the ASDP. The condition number and language is found under this column.

**ASDP15-00002 – CONDITIONS OF APPROVAL**

***Pursuant to the Central Issaquah Development and Design Standards, the following Conditions shall apply to the project. Also see CIDDS Review Spreadsheet for detailed review and explanation of the conditions.***

- A. CIDDS Conditions
1. Provide 6 motorcycle parking spaces to meet the total required 8 motorcycle parking spaces.

2. Provide a loading space 10 feet wide.

3. All parking stalls that abut sidewalks or do not have a landscape strip shall be required to meet the required length as shown in Table 8.20. See additional conditions per 8.18.B.9 for the parking spaces closest to the Corner Bakery building.

4. For the double-loaded parking closest to 710 NW Gilman Blvd., demonstrate that the parking stalls and the drive lane has a min. dimension of 56 feet.

5. The applicant shall shorten the striping of the standard stalls closest to Gilman Blvd. to 16 feet with a 2-foot overhang over the edge landscape in order for the drive aisle to be provided with a min. width of 24 feet. Show vehicle overhang on site work permit plans.

6. Widen the E-W sidewalk through the parking lot to 5 feet by decreasing the depth of the compact stalls abutting the south edge of the bios-wale to 14 feet (with a 2 foot overhang unto the bios-wale).The sidewalks surrounding the Corner Bakery shall be a minimum of 6 feet to ensure that there is adequate space for pedestrians to walk when cars overhang unto the sidewalks’ edge.

7. No existing trees in the right-of-way shall be removed along the Heritage Square street frontage.

8. Provide a landscape buffer for the western side of the N-S sidewalk that connects the Corner Bakery building to the plaza between buildings 710 and 730 NW Gilman.

9. A lighting photometric plan shall be provided for the building site and the portion of the parking lot that will be reconfigured. The lighting plan shall show an analysis of how IMC 18.07.107 and CIDDS lighting standards for parking lots and buildings are met. New light fixtures product brochure and

specifications shall be submitted with the building permit. The lighting levels, both for existing light fixtures in the parking lot and the proposed new lighting shall comply with IMC18.07.107 and CIDDS Figure A in chapter 17. Additional light poles may be required in the parking lot if the existing ones are inadequate in providing the right level of illumination.

**B. Other Department staff review conditions**

***Engineering Utility Review (DSD, PWE, PWO) – Conditions of Approval***

- 13. Dumpster/trash enclosure is prohibited to be located over the existing water main.
- 14. No trees are allowed over the water main and appurtenances. The Site and Landscape Plans shall be revised to ensure that new trees are planted no closer than 5' from all water main and appurtenances.

***Fire and Emergency Services:***

- 15. The parking lot drive aisles that will be used by EF&R fire trucks for access shall be designed for ladder trucks and have required horizontal and vertical clearances. Initial analysis of the fire access routes on sheet L-0 shows that there is one corner near the parking spaces for the 710 NW Gilman building that does not comply with fire department standards. The specific location and noncompliant condition has been provided to the Applicant via email on 9/11/15. The Applicant shall revise the parking lay-out to ensure that fire trucks can make the turns without conflicts or obstructions from parked vehicles. Additionally all fire access routes shall be field tested prior to final striping of parking spaces.

**VI. SEPA Review**

The project is located in Central Issaquah’s Urban Core, which is located in the Planned Action Area 2, as identified in the Central Issaquah Subarea Plan Planned Action Environmental Impact Statement (EIS)

Development Services Department has determined that the proposed development meets the Planned Action Review Criteria and is consistent with the Planned Action Ordinance No. 2665. No SEPA threshold determination, EIS or additional SEPA review is required.

On September 11, 2015, the Development Services Department issued a SEPA Planned Action Determination (see Attachment 4). The proposal’s significant adverse environmental impacts were previously identified and addressed in the Planned Action EIS. No additional mitigation is required for this project.

**VII. Construction Conditions**

- C1. All details and notes on the “ADA and Pavement Improvements” plan must reference and meet the City of Issaquah Standards. Add the word "utility" to the title to clarify the contents of the plans.
- C2. Confirm that the Tuf-Tife AD1 drain can handle the load of a fully loaded dumpster.
- C3. Add floodplain information on cover sheet of construction? plan set.
- C4. Handicapped parking is required per Table 1106.1 2012 IBC. One of every 6 accessible spaces or fraction thereof must be van accessible, per Section 1106.5 2012 IBC and requires an 8' stall with an 8' access aisle. The slope of both the stall and the aisle may not exceed 2% and must be paved to provide a hard, stable surface. A van accessible parking sign is required and must be mounted at 60” minimum to the bottom of the sign.
- C5. For the east-west and north-south pedestrian crossings within the parking lot shall be flushed with the sidewalk or paved with a surface material distinguishable in color and texture from the drive aisles.

- C6. Transit stops within the frontage of the shopping center shall be shown on the site work permit plans, if any exists.
- C7. A narrative describing proposed sustainable site and building design strategies, as well as construction activities, shall be submitted with the construction permits.
- C8. Bike racks shall be located with adequate space from walls and other permanent structures to allow bikes to fit into the parking spaces.
- C9. Landscape architect shall certify that the evergreen plants will perform according to this standard.
- C10. Decorative iron gates of the trash enclosure shall provide 100% screening when gates are closed. Provide additional detail about the design of the gates to clarify what the vertical lines mean.
- C11. Size of waste containers shall comply with Cleanscapes/Recology requirements. Provide size of waste containers for 3 waste streams. Please contact City staff for size requirements.
- C12. The site work permit landscape plan plant schedule shall identify the native plants proposed and demonstrate that a min. of 30% shrubs and 30% of trees provided are native species.
- C13. The Applicant shall submit the product brochure and specifications for the bike racks as part of the site work permit review. All metal furniture shall be powder-coated and heavy gauge metal for durability. Additional specifications for the bench and trash receptacle, including size and dimensions, installation details, and color shall be submitted as part of the site work permit. Site work permit will not be approved without the information provided to the City.
- C14. The pattern details for the 10-foot wide walk connecting the sidewalk on Gilman Blvd. to the entry plaza shall be provided with the site work permit landscape plan. The pattern shall be applied to the plaza entry of the Corner Bakery for consistency.
- C15. As part of the building permit, provide additional screening from views above the rooftop, or provide a visual analysis of why screening from future taller buildings is not necessary.
- C16. Waste enclosures shall be provided with a permanent roof to keep wildlife out. Waste receptacles near the benches shall be provided with a heavy lid for the same reasons.
- C17. Dimensions of parapets and supporting walls shall be clearly shown on sheet A4.01. Demonstrate that parapet height does not exceed 25% of the height of the supporting walls.
- C18. The actual HVAC equipment to be used for the restaurant shall be provided with the building permit plans. The equipment height shall be shown accurately on sheet A4.01. The proposed parapets shall be at a height equal to the height of the HVAC equipment to fully screen the equipment.

CIDDS Standard #	Name	Not Appl.	Compllant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
Chap 01 PURPOSE & APPLICABILITY								
1.1.C	Applicability					This project is a remodel of an existing building and redesign of the parking lot for approximately 70% of the shopping center. This project does not meet the threshold for "Redevelopment" as defined in Chap. 2 of the CIDDS (See 2.0 below for explanation of "Redevelopment" threshold as it applies to this project.) As such, CIDDS 1.1.C.1 requires that the project complies to the standards to the "fullest extent practical and feasible". Upon evaluation of the scope of the project, which includes new paving, striping and landscape improvements for the parking area, the Applicant is required to meet the landscape, site design, site utilities, parking standards, building, lighting, as well as the zoning and land use standards for the areas that are being re-constructed. No right-of-way and street frontage improvements are required at this time. All the existing buildings are not required to meet the CIDDS and are deemed legally nonconforming at this time. All site improvements in the remaining 30% of the site that is not part of the scope of this project are also legally nonconforming. When the shopping center redevelops in the future, full compliance with the Central Issaquah Development and Design Standards will be required.		
1.1.D	Interpretations							
1.1.E	Adjustments							

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
Chap 02                      DEFINITIONS								
2.0	Definition of what constitutes a “Redevelopment”	X				To determine the applicability of the CIDDS to this project, Staff analyzed whether the project meets the definition of “Redevelopment”. Based on the King County Assessed Value for lands and improvements for this shopping center, the average assessed value for 3 most recent years is approx. \$13.2M The proposed project's cost is estimated at \$1M. Thus this project does not reach the “Redevelopment” threshold of 50% as defined in Chap. 2 of the CIDDS.		
Chap 03                      PROCEDURES								
3.2	Levels of Review					ASDP Level 2, Notice of application posted on City website and sent to parties of record and neighbors within 300-feet radius of project on 8/19/15. Notice posted on site on 9/04/15.		
Chap 04                      ZONING, USES								
4.2 table	Intent of Zoning Districts							
4.3.A table	Levels of Review		X			ASDP Level 2		
4.3.B table	Permitted Uses		X			Project Is in an existing shopping center in the UC, Urban Core district of Central Issaquah. Restaurant use is a commercial use, which is permitted in the Urban Core of Central Issaquah.		
	Footnotes							
4.4 table	FAR	X				F.A.R. compliance not required at this time for a reconstruction/re-use of the same footprint in a multi-building shopping center. Full compliance to F.A.R. will be required when a significant area of the existing shopping center redevelops.		
	Height		X			Base height is 48 feet. Proposed height is approx..		

CIDDS Standard #	Name	Not Appl.	Compllant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						25 feet. Highest ridge of sloped roof is 29 feet.		
	Setbacks		X			The required side and rear setbacks in the Urban Core is zero.		
	Build-to-line		X			The building sits 15 feet from the right-of-way of Gilman Blvd. because of an existing 15-foot King County sewer easement (see sheet 1 Of 1 by En-compass Engineering. Staff made a code interpreta-tion in this unique situation to treat the utility ease-ment's boundary line as the "build-to-line" due to the easement language prohibiting structures with foot-ings to be placed within the utility easement. See also comments in 11.3.F (Code interpretation: Build-ings shall be located at the front property line or the nearest edge to the property line that is unrestricted by existing easements, covenants or other land use regulations).		
	Impervious		X			The Corner Bakery restaurant will be using an ex-isting building pad within an existing multi-building shopping center. The development standards for F.A.R. and impervious area are calculated based on the entire shopping center.		
	Footnotes							
<b>Chap 05</b>			<b>DENSITY BONUS</b>			Not applicable.		
5.4	Public Benefit Req. – Mandatory and Elective	X						
5.5	Public Benefit Req. Af-fordable Housing	X						
5.6	Public Benefit Req. Open Space	X						
5.7	Density Bonus Fee	X						

CIDDS Standard #	Name	Not Appl.	Compllant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				

Chap 06 CIRCULATION								
6.2	General Standards for all Uses							
6.1	Intent		X			The circulation improvements proposed and re- quired in association with the Corner Bakery building and the parking lot improvements generally meet the intent of Chap. 6. Per discussion in 1.1.C, the circu- lation standard is only partially met with this project. Future redevelopment will require the project to pro- vide neighborhood streets, through block passages and pedestrian priority streets, as appropriate, to break up the superblock into required block sizes.		
6.2.A	Block length		X			The shopping center's lot frontage on Gilman Blvd. is approx.. 1,270 lineal feet, which would require 4 pedestrian circulation facilities to break up the large block. Only one north-south sidewalk is proposed as part of this project. There is one existing sidewalk adjacent to the southeast driveway of the shopping center that connects the interior buildings from Gil- man Blvd. A third walkway (existing), connecting the existing coffee stand with the 730 NW Gilman build- ing, does not punch through to the sidewalk on Gil- man Blvd. due to a drive-thru lane. The drive-thru coffee stand is a legally nonconforming use and will eventually have to be replaced with a structure built up to the required build-to-line. When the drive-thru lane is removed, a Circulation Facility will be re- quired somewhere between the 10-foot walkway of the Corner Bakery building and the sidewalk at the northeast driveway of the shopping center to meet this standard. None of the existing or proposed pe- destrian circulation facilities meet the CIDDS stand- ards for a Primary or Secondary Through Block		

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						Passage. All pedestrian connections to break up the entire block will be required to meet the Through Block Passage design elements and dimensions when this site is redeveloped.		
6.2.B	Existing & New Circ. Facilities – Fig.6A	X				Per Figure 6A, the min. required Circulation Facility for this project pertains to frontage improvements on Gilman Blvd. to comply with the Boulevard standards..No frontage improvements for Gilman Blvd. is required at this time (see comments in 6.4.G for rationale) but applicant has been informed that future redevelopment of the shopping center will require frontage improvements.		
6.2.C	Priorities	X						
6.2.D	Overpass/ Tunnel	X						
6.2.E	Additional facilities	X						
6.2.F	Non-motorized routes					See comments in 6.4 A - D	X	
6.2.G	No cul-de-sacs	X						
6.2.H&I	R.O.W. Dedication	X				No dedication required.		
6.2 J	In-lieu-of Payments instead of dedication of R.O.W.	X						
6.3	Administrative Adjustment of Standards (See 1.1.E.4 for Criteria)	X						
6.4	Circulation Facility Classification Standards							
6.4A	Circulation Facilities: Shared Use Route	X						
6.4B	Secondary Through Block Passage	X				Not required		
6.4C	Primary Through Block	X				Not required		

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	Passage							
6.4D	Pedestrian Priority Street	X				Not required		
6.4E	Neighborhood Street	X				Future redevelopment will require the project to provide neighborhood streets and pedestrian priority streets to break up the superblock into required block sizes.		
6.4F	Core Streets	X						
6.4G	Boulevards	X				It was determined that due to the relatively short length of frontage for the Corner Bakery, a piece-meal approach to improvements along Gilman would create an inconsistent streetscape, be more detrimental to the quality of the public realm and will add additional coordination challenges for the City staff with the maintenance of street trees and the planter strip.. Full frontage improvements, to comply with the Boulevard design standards, will be required when the shopping center site is redeveloped.		
6.4H	Parkways	X						
6.4I	Alleys	X						
6.4J	Fire Turnaround			X		There are portions of the fire truck access path that conflicts with the parking spaces. Clearances for fire truck and emergency vehicle access will be further reviewed at construction permit.	X	(Fire & ES condition) The parking lot drive aisles that will be used by EF&R fire trucks for access shall be designed for ladder trucks and have required horizontal and vertical clearances. Initial analysis of the fire access routes on sheet L-0 shows that there is one corner near the parking spaces for the 710 NW Gilman building that does not comply with fire department standards. The specific location and non-compliant condition has been provided to the Applicant via email on 9/11/15. The Applicant shall revise the parking lay-out to ensure that fire trucks can make the turns without conflicts

CIDDS Standard #	Name	Not Appl.	Complliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
								or obstructions from parked vehicles. Additionally all fire access routes shall be field tested prior to final striping of parking spaces.
<b>Chap 12                      CIRCULATION</b>								
12.2	General Standards							
12.2.A	Multiple Routes		X			The parking lot redesign provided additional north-south and east-west pedestrian connections through 4-foot sidewalks.		
12.2.B	Universal Design		X		X	The 10-foot wide walkway connecting the front door of the Corner Bakery restaurant to the Gilman Boulevard sidewalk allows for multi-modal access by bikes and pedestrians. The addition of sidewalks through the parking lot also means pedestrians, not just vehicles, can easily access the various retail spaces in the shopping center. All new sidewalks and redesigned parking lot shall meet ADA standards. Provide details on site plan showing compliance with ADA standards.	X	
12.2.C	Visual Cues				X	The main entry of the restaurant is expressed as a taller element of the building with gabled roofs and helps with wayfinding for restaurant patrons. The outdoor seating visible from Gilman Blvd. also helps passersby know that this is a dining establishment. Adjustments to the landscape plan may be required during construction review if there are design details that needs to be revised to help with visual cues.	X	
12.2.D	Public & Private Facilities – no distinction	X				This project will not add new vehicular circulation facilities.		
12.2.E	Multi-functionality		X			The 10-foot wide walkway connection from the sidewalk on Gilman Blvd. to the entrance of the Corner Bakery will accommodate bikes and pedestrians (see related comment in 6.4.C.).	X	

CIDD Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
12.3	Motorized Facility							
12.3.A	Motorized Facility Design		X			The reconfiguration of parking aisles and provision of sidewalks create a clearer delineation of pedestrian zones and vehicular zones.	X	
12.3.B	Minimize Pavement		X		X	Reduce the drive aisles to 20-feet where parked cars do not back into the aisles so required buffer for the N-S pedestrian connection can be provided.	X	
12.3.C	Pedestrian Safety Measures		X		X	Complies at this stage of review but will be further reviewed at site work construction permit.	X	(construction condition) For the east-west and north-south pedestrian crossings within the parking lot shall be flushed with the sidewalk or paved with a surface material distinguishable in color and texture from the drive aisles.
12.3.D	Minimize Driveways	X				Existing driveways, which exceed the required width, are not being rebuilt at this time. Full or more significant site redevelopment in the future will be required to meet this standard.		
12.3.E	Street Intersection landings	X						
12.4	Non-motorized Facility Standards							
12.4.A	General – serve walkers, joggers & cyclists; connect public facilities and high density housing		X		X	New north-south and east-west sidewalks are provided through the parking lot to connect the Corner Bakery to the rest of the shopping center.	X	
12.4.B	Pedestrian Friendliness		X		X	Outdoor seating and landscape treatment along Gilman contributes to the pedestrian friendly design of the project. The covered entry to the Corner Bakery building is buffered from the parking area by a 5-foot planter area.	X	
12.4.C	Wider Sidewalks in high activity areas		X		X		X	
12.4.D	Pedestrian Routes: continuous and coordinated		X			No. of connections are acceptable but design of pedestrian connections through parking lot need to		

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	with circulation facility type; low fences					be improved. See other comments related to width and location of pedestrian connections.		
12.4.E	Pedestrian Crossings							
	1) Minimize the distance pedestrians have to cross vehicular circulation areas.		X		X	All new pedestrian crossings in the parking lot are at the shortest length possible to allow reasonable and safe passage of vehicles through driveways (20 feet).	X	
	2) Pedestrian-only circulation facilities, such as trails, crossing vehicular circulation facilities	X						
	3) A crosswalk composed of materials that are permanent and visually distinctive from parking lot paving, including but not limited to materials or techniques such as concrete, aggregate, paving stones, and pavement imprinting, shall be required whenever a walkway crosses any driveway or paved area accessible to vehicles.		X			Concrete sidewalks provided when crossing drive aisles within the asphalt parking lot.	X	
	4) Where pedestrian facilities cross driveways, all grade transition shall occur in the planter strip area and				X	Details not shown on ASDP site plan. The details are required to be provided with the site work construction plans. Compliance will be reviewed at construction permit.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	outside of the sidewalk area or pedestrian route. The sidewalk or trail shall be continuous, with no perceived grade change.							
12.4.F	Transit Support				X	Identify closest transit stop on ASDP site plan.	X	
12.4.G	Tree Wells	X				Tree wells are not proposed.		
12.4.H	Bike Circulation	X				There is an existing bike lane on Gilman.		
12.4.I	Bike Rails	X						
12.5	Connectivity and Block Structure							
12.5.A	Pedestrian Connections every 250 feet for blocks > 300 feet					See comments for 6.2.A	X	
12.5.B	Connections to Surrounding Circulation Facility		X					
12.5.C	Circ. Facility Types					See comments for 6.2 and 6.4	X	
12.5.D	Private Street Design	X						
12.5.E	Pedestrian Curbs	X						
12.5.F	Walkway Separation					See comments for 12.4.E	X	
12.5.G	ROW Dedication	X						
12.5.H	Maintenance by private property	X				No frontage improvements are provided by this project, per staff analysis in 6.4.G		
12.6.	Landscaping of Circulation Elements							
12.6A	Planting areas		X			Sheet L-1 shows all parking planter areas are provided with vegetation.		
12.6B	Planter width and design per Sec. 6.4				X	See 6.4.G	X	
12.6C	Planter strips and tree		X		X		X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	wells sized appropriately							
12.6D	Integrate landscape to context: circulation facilities, buildings, public space, setbacks		X		X	Landscape Narrative describes the different types of plants proposed for various areas of the site. Adjustments may be required at site inspection to meet this standard.	X	
12.6E	Sight clearance and safety within and adjacent to Circulation Facilities		X		X	To be further adjusted during review and site inspection of landscape.	X	
12.6F	Pruning	X						
12.6G	Circulation corridor plantings	X				This standard applies to street medians.		
12.6H	Hardy landscapes next to parallel parking	X				No parallel parking provided..		
12.6I	Incorporate annual and colorful plantings				X	Showed conceptually in ASDP. Plant palette to be reviewed at construction drawings and additional adjustments may be required at site inspection.	X	
12.6J	Use Landscape to moderate building scale and create pedestrian scale				X	Showed conceptually in ASDP. Plant palette to be reviewed at construction drawings and additional adjustments may be required at site inspection.	X	
12.6K	Green streets		X			Applies to Gilman Blvd. street improvements.		
12.6L	Third party landscape services for R.O.W	X						
<b>Chap 07 COMMUNITY SPACES</b>						Not applicable.		
<b>Chap 08 PARKING</b>								
8.4	CTR/TMAP	X				CTR/TMAP not required because there is no change of use and no increase in building area.		
8.5	Use of Req'd Parking	X						
8.6	Unlawful Elimination of Required Parking or		X			Compliant at this time but will be reviewed further at construction permit.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	Loading Spaces							
8.8-9	Computation, Unspecified uses		X					
Table 8.10-1	Table of Vehicular Parking Spaces		X			In the Urban Core of Central Issaquah, the min. parking required is 2 spaces/NSF and a max. of 4 spaces/NSF for sites with NSF of 15,000 s.f. or more. Parking spaces calculation was for the entire shopping center. The NSF of the shopping center is unknown; however, the proposed number of parking spaces is based on a conservative calculation using the gross square footage of the shopping center, at 53,857 s.f. The min. required parking for the given building GSF is 108 stalls and a max. of 363 stalls. The project proposes 289 parking spaces for the entire shopping center.		
8.11	Bicycle parking		X		X	A min. of 2 spaces per building is required. One bike parking is required for every 5,000 s.f. of building gsf. There are 6 buildings, with varying sizes, in the whole shopping center. The total building area is 53,857 s.f., which results in 11 bike parking spaces required. The project is proposing 12 bike parking spaces. See additional comments in 15.5.	X	
8.12	Motorcycle parking			X	X	1 motorcycle space is required for every 36 parking spaces. The site plan, A1.01 shows 2 motorcycle parking spaces: one motorcycle space at the parking area closest to 710 NW Gilman Blvd. and another motorcycle parking is located to the rear of the shopping center, in the small parking area between the 710 and 730 NW Gilman buildings. There are 289 parking spaces proposed so an additional 6 motorcycle parking spaces are required.	X	Provide 6 motorcycle parking spaces to meet the total required 8 motorcycle parking spaces.
8.13	Tools & Flexibility	X						
8.13.B.1	Transit Access			X	X	Access to transit service should be identified on site plan.	X	(construction condition) Transit stops within the frontage of the shopping center shall be

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
								shown on the site work permit plans, if any exists.
8.13.B.2	Enhanced Pedestrian Routes to Issaquah Transit Center	X						
8.13.B.3	Small Business Waiver	X						
8.13.B.4	Retail in MXD Bldg.	X						
8.13.B.5	On-Street Parking Credit	X						
8.13.B.6	Off-site Parking	X						
8.13.B.7	Shared Parking	X						
8.13.B.8	TDM study	X						
8.13.B.9	Tandem Parking	X						
8.13.B.10	Delay and Reserved Parking	X						
8.13.B.11	Electric Vehicle	X				Highly recommended but not required.		
8.13.B.12	Shuttle	X						
8.13.B.13	Valet	X						
8.13.B.14	Other Parking Measures	X						
8.14	Parking District	X						
8.15	Barrier-free		X		X	ADA plan is provided and acceptable at this stage of review. Detailed review for compliance with the IBC and the City of Issaquah's streets and open space standards shall be determined at building permit review.	X	
8.16	Loading spaces		X		X	Maneuvering space of not less than fifty-two (52) feet in length is required and this maneuvering space shall not include any area designated or used for off-street parking, storage or trash dumpsters. The site plan shows a 52 feet deep maneuvering depth. Further review of this backing area will be required to ensure adequate width since the proposed loading space is 1 foot less in width than the	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						required dimension for a Type A loading space. It appears that the delivery truck will back into the landscape area.		
Table 8.16-1	Required Loading Spaces			X	X	A Type A loading space is required for the Corner Bakery restaurant. The CIDDS specifies a size of 10 feet wide' by 25 feet deep for a Type A loading space. The size of the loading space proposed is inadequate, at 9 feet by 16 feet. However, further analysis of the space for backing shows that there is enough room to maneuver in this part of the parking lot and to park an oversized vehicle without blocking the access to the parking spaces. Staff has made a code interpretation that the proposed depth of the loading space, while shown to be dimensionally inadequate, meets the intent of providing adequate space for parking a delivery truck and adequate and safe backing and maneuvering space without blocking pedestrians or vehicular traffic.	X	Provide a loading space 10 feet wide.
8.17	Drive Thru Stacking Spaces	X						
8.18	Structured & Surface Parking Standards			X	X	See Table 8.20-1.	X	
8.18.B	General Design & Construction Standards							
8.18.B.1	See Table 8.20-1			X	X	The dimension for standard stalls proposed is 18 feet by 9 feet. The required standard stall size is 18.5 feet by 9 feet. While 18 feet is acceptable for head-in stalls provided with landscape strips, all stalls that abut sidewalks or do not have a landscape strip shall be required to meet the required length as shown in Table 8.20.	X	All parking stalls that abut sidewalks or do not have a landscape strip shall be required to meet the required length as shown in Table 8.20. See additional conditions per 8.18.B.9 for the parking spaces closest to the Corner Bakery building.

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
8.18.B.2	Mix of stall sizes		X		X	Compact stalls are labeled on the site plan, sheet A1.01. Sixty percent of parking spaces can be compact parking spaces. Per the site plan, sheet A1.01, the applicant proposes 96 compact stalls out of 289 stalls, or 33% of the total parking provided.	X	
8.18.B.3	Location for compact & micro stalls			X		Parking spaces closest to the building entrances are all standard stalls. Compact and Micro stalls are not allowed where the drive aisle is used for fire truck and emergency vehicle passage. There are several compact stalls that back into designated fire lanes. The length of the compact and standard stalls for the double-loaded parking closest to 710 NW Gilman Blvd. is substandard. The min. length of a standard stall is 18.5 feet and the proposed parking spaces shown are only 18 feet long. Alternatively, if the parking spaces do not have the appropriate depth, it must be shown that the double-loaded parking with the drive aisle has a min. dimension of 56 feet.	X	For the double-loaded parking closest to 710 NW Gilman Blvd., demonstrate that the parking stalls and the drive lane has a min. dimension of 56 feet.
8.18.B.4	Drive aisle width		X	X	X	Drive aisle widths were reduced to 20 feet where aisles are not used as backing area for parked vehicles. The drive aisle width for the row of parking closest to Gilman Blvd. does not meet the min. width of 24 feet for double-stacked parking. Standard stalls are required to have a length of 18.5. Standard stalls shown are only 16 feet deep, with a 2 foot overhang into the landscape.	X	See condition 8.18.B.9
8.18.B.5	Surface Lot Materials		X		X	Compliant at this phase of design but will be reviewed further at site work permit.	X	
8.18.B.6	Marking				X	To be reviewed at inspection.	X	
8.18.B.7	Driveways	X				No changes proposed to existing driveways. Future redevelopment of the shopping center will require compliance with this standard.		
8.18.B.8	Wheelstops	X						

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
8.18.B.9	Stall Length in Surface Pkg./Non-parallel Pkg.		X	X	X	The site improvement generally complies with a few exceptions. Increase landscape areas and use curb in lieu of wheel stops, where possible. The standard stalls along the perimeter of the Corner Bakery building are 18 feet long and abuts the sidewalks. These stalls are a half inch short of the required length for standard stalls and will likely hang over the sidewalks and reduce the width of the sidewalk that can be used by pedestrians. The proposed sidewalk along the eastern façade of the Corner Bakery is 6 feet wide. A 3-foot wide landscape strip should be provided between the parking spaces and the sidewalk along the east façade of the Corner Bakery building. The sidewalk can be reduced to 5 feet if necessary. See related comments in 15.4.D.and 18.18.B.5.	X	The applicant shall shorten the striping of the standard stalls closest to Gilman Blvd. to 16 feet with a 2-foot overhang over the edge landscape in order for the drive aisle to be provided with a min. width of 24 feet. Show vehicle overhang on site work permit plans.
8.18.B.10	Inner circulation		X					
8.20	Stall/Aisle Dimension			X	X	See comment above for 8.18.B.1	X	
<b>Chap 15 PARKING DESIGN</b>								
15.2.A	Location			X Legally nonconforming status will be allowed to continue at this time		Per the CIDDS, surface parking lots are not allowed to be located next to circulation facilities. Gilman Boulevard is a designated circulation facility per the CIDDS, so the location of the shopping center parking next to Gilman Boulevard is a legally nonconforming condition that will require full compliance when the shopping center is redeveloped in the future.		
15.2.B	Minimize Parking Appearance		X		X	Landscape and trees in surface parking lot minimize the impervious area and existing street trees along Gilman Blvd. mitigate the negative visual impact of the large parking lot.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
15.2.C	Driveway Access	X						
15.2.D	Ped Priority			X	X	Generally, pedestrian paths through the parking lot have been provided to connect all buildings and to provide more direct routes for pedestrians from Gilman Blvd. However, the western façade of the Corner Bakery is missing a sidewalk.	X	A 6-foot wide sidewalk shall be provided at the western façade of the Corner Bakery to provide safe pedestrian access from the parking lot to the entrance of the restaurant.
15.2.E	Ped Friendly	X				Applies to structured parking		
15.2.F	Multi-Functional	X						
15.2.G	Natural Ventilation & Lighting	X						
15.3	Structured Parking	X						
15.4	Surface Parking							
15.4.A	Internal Circulation to replicate character of public street and connect to surrounding vehicular circulation	X						
15.4.B	Break up large lots	X						
15.4.C	Pedestrian Connections			X	X	Pedestrian routes shall be physically separated from the parking spaces by a 6-foot wide sidewalk, planter strips or a combination of elements. In some cases, the City has allowed 5-foot wide sidewalks. A 4-foot E-W pedestrian connection (sidewalk) and a 4-foot pedestrian connection (sidewalk) is also provided connecting the Corner Bakery to the main shopping center shops. Landscape buffers, in the form of a bioswale, is provided to separate the head-in parking stalls for the E-W connection. A pedestrian path is provided to connect buildings 730 and 740 NW Gilman through the western corner of the parking lot.	X	Widen the E-W sidewalk through the parking lot to 5 feet by decreasing the depth of the compact stalls abutting the south edge of the bioswale to 14 feet (with a 2 foot overhang unto the bioswale).
15.4.D	Buffer Pedestrian Routes			X	X	Partial landscape buffer is provided for the N-S pedestrian connection from the proposed building	X	The sidewalks surrounding the Corner Bakery shall be a minimum of 6 feet to ensure that

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						to the 730 NW Gilman building. There is no buffer between cars and pedestrians along the sidewalk and the parking spaces along the north and east façade of the Corner Bakery building. (No sidewalk is provided at the western façade of the Corner Bakery)		there is adequate space for pedestrians to walk when cars overhang onto the sidewalks' edge.
15.4.E	Shade Pavement		X		X	New shade trees will be provided in the parking lot planter areas where adequate space can support them. Two types of trees are proposed, Ginkgo biloba (60 to 100 feet in height) and Raywood ash (50 foot height by 25 foot width). Approximately 30 percent of the revised parking lot will be shaded by these new trees.	X	
15.4.F	Landscape Screening		X		X	Generally complies but additional review will be required at Construction Permit review.	X	
15.4.G	Sustainability		X		X	Bioswales are provided in the parking lot to treat the stormwater of the parking lot. No other information provided for sustainable site improvements.		(construction condition) A narrative describing proposed sustainable site and building design strategies, as well as construction activities, shall be submitted with the construction permits.
15.5	Bike Parking							
15.5.A	General		X		X		X	(Construction Condition) Bike racks shall be located with adequate space from walls and other permanent structures to allow bikes to fit into the parking spaces.
15.5.B	Location – w/in 50 ft. of building entrance; covered; grouped in multi-building development		X		X	12 bike parking spaces are provided. The bike racks, each to accommodate 4 bikes, are distributed at 3 locations: at the proposed Corner Bakery main entry adjacent to Gilman Blvd.; in front of the existing 700 NW Gilman retail building and in front of the existing 730 NW Gilman retail building. Final no. and location of the bike racks will be verified at site inspection.	X	
15.5.C	Secured parking/lockers	X			X	Lockers are not appropriate for this location.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
15.5.D	Accessible racks		X		X	Please note on site work permit whether accessible racks will be provided. To be reviewed further at construction permit and site work inspection.	X	
15.5.E	Decorative bike parking	X				This is optional and applicant has not proposed decorative racks.	X	
15.5.F	Anchor bike racks to ground or wall				X	To be further reviewed at construction permit and site inspection.	X	
15.5.F	Supporting facilities: showers, maintenance equipment	X						
<b>Chap 10 LANDSCAPE</b>								
10.2	General		X		X		X	
10.3	Circulation Elements & Community Space							
10.3.A	Street Trees	X				Street tree not required for this project but will be required in the future for wholesale redevelopment of the shopping center.	X	
10.3.A.1	Trees under utility lines	X						
10.3.A.2	Required for R.O.W.	X					X	
10.3.A.3	30-feet o.c.	X			X	Or as specified by the City. Final tree spacing will be approved during site work permit review.	X	
10.3.A.4	Root barrier req'd; silva cells, other measures to ensure healthy trees	X				Additional requirements to be determined during site work construction permit review		
10.3.A.5	Tree wells 4 ft. by 6 ft. min.	X				Street trees shall be planted per the circulation standards for Boulevards. Tree planter strip is required, not tree wells.		
10.3.A.6	Raised planters alternative	X						
10.3.A.7	Removal of Plants and Trees in city property or r.o.w. requires permit	X				No trees in city property or right-of-way are proposed to be removed.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
10.3.B	Community Spaces	X						
10.4	Parking Areas							
10.4.A	Parking Lots							
10.4.A.1	Small Parking Lots	X						
10.4.A.2	Interior Landscape		X			10 percent of the interior of the parking lot must be provided with landscape (pervious) planter areas. The project is proposing 15,388 s.f. of landscape planter area or 14% of total parking area (108,290 s.f., includes parking aisles) Further review of landscape area will be required at the construction permit phase. Landscape areas in the main buildings do not count towards the parking lot landscape requirements.	X	
10.4.A.2.a	1 tree per 6 parking stalls		X			Required number of trees provided. Final tree types and locations will be reviewed at construction permit.	X	
10.4.A.2.b	Min.10% of parking lot shall be landscaped		X			See comment 10.4.A.2	X	
10.4.A.2.c	100% coverage of evergreen in 3 years		X					(construction condition) Landscape architect shall certify that the evergreen plants will perform according to this standard.
10.4.A.2.d	Landscape area reqd. at end of aisles		X			To be further reviewed at construction permit.	X	
10.4.A.2.e	Clustering permitted	X						
10.4.A.2.f	Min. width of landscape islands. With trees, min. of 5 ft. between curbs		X			Dimensions of planter areas range from 5 feet to 9 feet, typically. To be further reviewed at construction permit.	X	
10.4.A.3	Edge Landscape – 3 feet hedge or fence, 100% ground coverage				X	Dimension of edge landscaping along Gilman Blvd. is not shown on any plans.	X	
10.4.A.4	Alternatives to Parking Lot Landscaping	X						
10.4.B	Parking Structures	X						

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
10.6	Outdoor storage, sales, display	X						
10.7	Vegetation adjacent to Critical Areas	X						
10.8	Fences, Waste Enclosures, Mechanical Equipment			X	X	No new ground utility vaults and HVAC equipment are proposed. The trash enclosure design, shown on sheet A3.02, is attractive and consistent in design and materials with the Corner Bakery building. The proposed decorative iron gate has a vertical line pattern which can mean they are vertical bars or a metal panels with grooves.	X	Decorative iron gates of the trash enclosure shall provide 100% screening when gates are closed. Provide additional detail about the design of the gates to clarify what the vertical lines mean.
10.8.A	Fencing – planting reqd. on side with greatest public use	X				No fences proposed.		
10.8.B	Hedges – min. 1 ft. above area to be screened	X			X	This applies to PSE and other utility appurtenances on site that are not provided with a solid fence screen. No ground-mounted HVAC, utility boxes and other similar appurtenances are proposed. This standard will be reviewed again at construction permit, in case it is determined that new ground-mounted utility vaults are required.	X	
10.8.C	Waste Enclosures: min. 6 ft. and 1 ft. above container; 100% sight obscuring; softened with landscaping				X	Final dimensions of trash enclosures will be reviewed at construction. Size of waste containers must comply with Cleanscapes/Recology requirements.	X	(construction condition) Size of waste containers shall comply with Cleanscapes/Recology requirements. Provide size of waste containers for 3 waste streams. Please contact City staff for size requirements.
10.8.D	Mechanical Equipment	X				See 10.8.B	X	
10.9	Blank & Retaining Walls	X				No retaining walls are proposed for this project. If site plan is revised and retaining walls and blank walls are proposed, this standard shall apply.		
10.9.A	Blank Walls					See comments in Chap.14 and Chap. 16		
10.9.B	Retaining Walls above 4 ft.	X						

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
10.10	Min. Tree Density				X	Provide calculations on how this requirement is met.	X	
10.11-12	Tree Removal	X						
10.13	Tree Retention		X			There is a total of 1246 dbh of existing trees on site. 165 inches (caliper at dbh) is proposed to be removed. This equates to 86.75% retention rate. For commercial sites, the min. retention rate is 25%. The project exceeds the min. retention rate.		
10.14	Replacement Trees	X			X	No replacement trees are required. However, the applicant has provided 24 parking lot trees to meet the required number of parking lot trees at 1 tree/6 parking spaces.	X	
10.15	Tree Maintenance							
10.16	Maintenance, Bond			X	X			
10.17	Requirements, Specs			X	X	Landscape Permit and site work landscape plans must show compliance to these standards.		
<b>Chap 16 LANDSCAPE</b>								
16.2.A	Integrate with Nature and Surrounding urban areas		X			The shopping center is in the urban core of Central Issaquah and surrounded by other suburban style development. The landscape improvements are limited to the parking lot and appropriately responds to the parking use. Additional landscaping along the Gilman Blvd. street frontage is meant to provide a soft edge to the outdoor seating for the restaurant to separate it from the public sidewalk.		
16.2.B	Context		X			See comment for 16.2.A		
16.2.C	To Soften Development; as buffer and screening		X			Complies at this phase but will be further reviewed at site work permit to determine full compliance.	X	
16.2.D	Key Landscape Elements		X			Key landscape element includes the outdoor dining area and the green edge along Gilman Blvd. that provides a natural enclosure for the entry and the outdoor seating area of the Corner Bakery building.		No existing trees in the right-of-way shall be removed along the Heritage Square street frontage.

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						Existing trees along the Gilman Blvd. frontage provides visual screening of the large expanse of parking from Gilman Boulevard, which is a circulation facility, by the CIDDS definition. The existing trees serve as a mitigation for the nonconforming condition of the shopping center parking lot by screening the parking lot from Gilman Boulevard.		
16.2.E	Green Edge along I-90	X						
16.2.F	Use Accent Plantings - sense of place				X	Rhododendrons and ornamental grasses are proposed to be planted at the entrance to the Corner Bakery as accent plantings. A Nordman fir (a popular choice for Christmas tree) is proposed to be planted at the southwest corner of the Corner Bakery building, visible from Gilman Blvd. Stewartia trees, which has white flowers in the summer months, are also provided along the landscape area adjacent to the entrance of the Corner Bakery building.	X	
16.2.G	Wildlife Habitat near critical areas	X						
16.2.H	Design Unity: repetition of plant varieties and other materials				X	Repetition of plant varieties is used for the parking lot landscape areas to create a homogenous look and differentiate building landscape treatment from parking lot landscaping. Repetition is also used for plantings that serve as a buffer such as between the patio/outdoor dining space of the Corner Bakery building and the Gilman Blvd. sidewalk.	X	
16.2.I	Green Walls	X						
16.2.J	Trees on Site		X			The proposed parking lot trees consist of Gingko and Raywood Ash trees. These trees will provide shade and variegated fall color. The trees will add greater variety to the existing trees on site.	X	

CIDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
16.2.K	Setback Treatment		X		X	A procession from softscape to hardscape is provided at the entry of the Corner Bakery. As described earlier, ornamental plants, including flowering trees and shrubs, and ornamental grasses will be planted at the entry of the Corner Bakery building. Benches, bike racks and trash containers are provided as pedestrian amenities to further create a pedestrian-friendly entry space from Gilman Blvd.	X	
16.2.L	Pedestrian Buffer			X	X	Some of the planting areas have widths less than 4 feet. Please provide a wider landscape strip per previous comments for the N-S pedestrian walkway and the planter strip between the sidewalk of 700 NW Gilman and the drive aisle connecting to the Gilman Blvd. curb cut.	X	Provide a landscape buffer for the western side of the N-S sidewalk that connects the Corner Bakery building to the plaza between buildings 710 and 730 NW Gilman.
16.2.M	Native Plants				X	To be reviewed at site work permit	X	(construction condition) The site work permit landscape plan plant schedule shall identify the native plants proposed and demonstrate that a min. of 30% shrubs and 30% of trees provided are native species.
16.2.N	Right Plant, Right Place				X	To be reviewed at site work permit	X	
16.2.O	Site Furnishings			X	X	Per applicant, existing site lighting will remain. Proposed types and product brochures of trash receptacles, benches, and bike racks were provided in the ASDP submittal. The bench proposed has metal slat seats with no arms and back. The trash enclosure proposed has a metal slat drum with no lid. No product brochure for the bike racks is provided.	X	(construction condition)The Applicant shall submit the product brochure and specifications for the bike racks as part of the site work permit review. All metal furniture shall be powder-coated and heavy gauge metal for durability. Additional specifications for the bench and trash receptacle, including size and dimensions, installation details, and color shall be submitted as part of the site work permit. Site work permit will not be approved without these information provided to the City.
16.2.P	Circulation					See comments in Chaps.6, 10 and 12		
16.2.Q	Surface Parking					See comments in Chap.10 and Chap.15		
16.2.R	Parking Structures					See comments in Chap.10 and Chap.15		

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
16.2.S	Integrate Stormwater Facilities and Critical Areas		X			Bioswales in the parking lot serve as landscaping to break up the large expanse of impervious area.		
16.3	Fences				X	No fences are proposed but this standard will be further reviewed at construction permit.		
16.3.A	Appropriate Fence design				X			
16.3.B	Fence height				X			
16.3.C	Avoid canyon effect	X						
16.3.D	Visual relief from bulk and size				X			
16.3.E	Articulation and artwork				X			
16.3.F	Preferred Materials				X			
16.3.G	Chain Link fences				X			
16.3.H	Compliance with IMC 18.07.120				X			
<b>Chap 11 SITE DESIGN</b>								
11.2	General Standards							
11.2.A	Integrate with Nature					See 16.2.A		
11.2.B	Circulation Priorities		X		X			
11.2.C	Sense of Place			X Not re- quired at this time		This shopping center is in the Urban Core of Central Issaquah. Its current site design does not represent the urban public realm or a clear sense of place envisioned for the Urban Core. When the site redevelops in the future, the site design will be required to meet this standard.		
11.2.D	Sustainable Site Design		X		X	See comments in 15.4.G and 16.2.S	X	
11.2.E	Sense of Arrival	X						
11.2.F	Existing Features & Context			X Not re- quired at this time		The current context of suburban shopping center with large expanse of parking is not encouraged as this is inconsistent with the future vision for the Urban Core of Central Issaquah. The site is in a floodplain and no site improvements are proposed to	X	

CIDD Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						mitigate for flooding. Only the Corner Bakery building is provided with floodproofing. When the shopping center redevelops, site improvements should address flooding.		
11.2.G	Views & Vistas	X						
11.2.H	Intuitive Wayfinding		X		X	Intuitive wayfinding is provided by providing continuous and direct walking paths and sidewalks.	X	
11.2.I	Universal Design		X		X	Generally complies at this phase of review. See additional staff comments in 12.2.B. Compliance to ADA standards will be further reviewed at construction permit phase.		
11.2.J	Multi-functionality		X		X	Landscape planters in parking lot also serve as stormwater treatment facility.	X	
11.2.K	Site Amenities & Street Furniture		X		X	Benches, trash receptacles and bike racks are provided at the entries to the Corner Bakery, retail buildings 700 NW Gilman and 730 NW Gilman.	X	
11.2.L	Special Paving		X		X	The walkway connecting the Gilman Blvd. sidewalk to the main entry is proposed to be enhanced by using a special pattern on the concrete. The proposal is acceptable at this level of review but actual pattern proposed for the concrete must be approved by DSD.	X	(construction condition) The pattern details for the 10-foot wide walk connecting the sidewalk on Gilman Blvd. to the entry plaza shall be provided with the site work permit landscape plan. The pattern shall be applied to the plaza entry of the Corner Bakery for consistency.
11.3	Standards for all Uses							
11.3.A	Pedestrian Connections					See comments in 12.5.A		
11.3.B	Connections to surrounding...					See comments in 12.5.B		
11.3.C	Emphasize Landscaping					See comments in chapters 10 and 16, Landscape		
11.3.D	Encouraged Community Spaces: pocket parks, community gardens, plazas, informal gathering areas, seating and viewing areas; (not required)	X						

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
11.3.D.7	Recommended Design Elements		X			The following elements are provided: Seating areas near retail entrances; trees and plants to help define walkways and create transition from outdoor seating to parking lot; and a trellis element along the Gilman Blvd. façade of Corner Bakery to define the private open space from the public open space within the public realm.	X	
11.3.D.8	Prohibited		X			Generally complies but must provide additional details to show compliance during construction permit review.	X	
11.3.E	Parking, Drive-thru - minimize visual impacts by location & screening		X		X	See previous comments in Parking, Chaps. 8.0 and 15.0. No drive-thru is proposed.	X	
11.3.F	Streetwall (Build-to-Line)		X			This standard is required for the width of the Corner Bakery building along Gilman Blvd. only. Due to the existing King County sewer easement between the Gilman Blvd. right-of-way and the existing Denny's building pad, the Corner Bakery building is setback from the right-of-way by 15 feet. To meet the street-wall standards, a trellis element, shrubs and trees, and outdoor seating occupies the 15-foot easement area.		
11.3.F.1	Build-to-Line variation		X			See comments in Landscape Design		
11.3.G	Min. Bldg Frontage: urban core, 70%; others, 60%		X		X	Code Interpretation: The Director determined that it was sufficient to require only the Corner Bakery building to meet the building frontage requirement for the following reasons: 1. The facade of the Corner Bakery building is relatively short compared to the length of the entire shopping center lot frontage. The area east and west of the Corner Bakery building pad that is currently used as a parking lot will remain. No additional structures are proposed to be located in the existing parking lot.		

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
						<p>2. The existence of a continuous hedge of ever-green landscaping and street trees between the Gilman Blvd. right-of-way and the parking lot of the shopping center serves as an effective green wall and visual screen for the parking lots, meeting the intent stated in 11.3.F "Architectural and landscape elements shall be used to maintain a strong street wall presence that softens the pedestrian experience.</p> <p>3. . The Build-to-line requirement was fulfilled per comments in 11.3.F for the portion of the new building proposed.</p> <p>Full compliance, including locating structures along Gilman Blvd. and relocation of the parking lots to the interior of the site or replacing them with structured parking, will be required with redevelopment of the shopping center.</p>		
11.3.H	Corner Bldg. Frontage, min. 60% at build-to-line from corner	X						
11.3.I	Community Space can reduce building frontage requirement by 10%	X				No community space is provided.		
11.3.J	Alternative Bldg Frontage, 20% can be arch'l and landscape measures; must be 6 – 8 ft. combined with lower decorative masonry walls 36 in. and semi-opaque landscaping.	X						
11.3.K	Above-ground Utilities	X				Per applicant's response, ground mounted utilities	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	must be screened					and similar site appurtenances are not proposed. If ground-mounted utilities are deemed necessary during construction or after site improvements are completed, placement will be carefully reviewed for compliance with CIDDS and screening will be required.		
11.3.M	Residential Front Door Orientation	X						
11.3.N	Res'l Garage Setbacks and Max. width	X						
11.4	Environmentally Critical Areas	X						
11.4.A	Minimize Impacts to Critical Areas	X						
11.4.B	Bldg. Orientation to natural areas	X						
11.5	Service, Loading, Waste							
11.5.A	Consolidate Facilities	X				.		
11.5.B	Locate within buildings or use roof cover		X		X	HVAC to be located under the roof of the Corner Bakery building and will be fully screened on all sides with the parapet and roof. In anticipation of future development under the CIDDS , which will allow mid-rise buildings in the Urban Core, the mechanical equipment will also be required to be screened from aerial views.	X	(construction condition) As part of the building permit, provide additional screening from views above the rooftop, or provide a visual analysis of why screening from future taller buildings is not necessary.
11.5.C	Waste enclosures and receptacles, keep wildlife out			X	X	Proposed waste receptacles do not have a lid.	X	(construction condition) Waste enclosures shall be provided with a permanent roof to keep wildlife out. Waste receptacles near the benches shall be provided with a heavy lid for the same reasons.
11.5.D	Integrate screening with overall landscape and		X		X	Complies at this phase of review but will require additional review when details are provided at the building permit review.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	architectural design							
11.5.E	Location and Size. First preference: rear of building, alternative: recessed at least 30 feet from build-to-line, if located at side of building				X	See comment in 11.5.D. Location and size of enclosures subject to review and approval of Cleanscapes and DSD with the site work permit.	X	
	Sized per IMC18.07.130				X		X	
11.5.F	Screening of service yard, dumpsters, machinery storage, utility & mechanical equipment; other storage areas		X		X		X	
11.5.F.1	Arch'l solid walls, landscaping/fencing: 6 feet		X		X	Proposed trash enclosure is 8 feet tall. Landscaping is provided on 3 sides.	X	
11.5.F.2	Screening effective in winter and summer		X		X		X	
11.5.F.3	Materials compatible with overall development		X		X	Trash enclosure is made of brick veneer and stucco walls consistent with the architectural character of the Corner Bakery building.	X	
11.5.F.4	Place in alleys	X						
11.5.F.5	Do not locate on the same face as residential uses	X						
11.5.F.6	Delivery and garbage trucks must not block pedestrian or vehicular traffic on-site or adjacent circulation facilities				X	Subject to Cleanscapes/Recology's and DSD's review approval. The proposed loading area is inadequate in size and will need to be enlarged to meet the CIDDS standard. This standard will be revisited when the new loading area is shown on the site plan.	X	
<b>Chap 14 BUILDINGS</b>								

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
14.2.A	Building design to accommodate change of use in future	X						
14.2.B	Avoid blank walls		X		X	Generally complies but additional review may be necessary at site work and building permit review.	X	
14.2.C	Consider internal and external views, solar access with taller buildings	X				No significant views on site.		
14.2.C.1	Sunlight at street level		X			Generally complies. This is a one-story building surrounded by parking lots.		
	Maximize sunlight on sidewalks by shaping bldg. heights on the south side of streets.	X						
14.2.C.2	Building shade a required community space, bet. 10 a.m. to 3 p.m.	X						
14.2.D	Continuous street wall along Circulation Facilities and Community Spaces	X						
14.2.E	Incorporate informal gathering spaces	X						
14.2.F	Buildings to encroach into ROW and enhance pedestrian experience	X				Building cannot encroach into the right-of-way due to the presence of utility easements between the right-of way and the building.		
14.2.G	Green buildings	X				Not proposed		
14.3	Building Mass and Design							
14.3.A	Standards for all Uses							
14.3.A.1	Setback buildings above	X				This is a one-story building.		

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	the third story: change in bldg. materials, articulation and modulation							
14.3.A.2	Break up larger buildings; 13 ft. separation for Secondary Through Pathway	X						
14.3.A.3	Provide surface relief, depth and shadows		X		X	Complies at this phase of review but will be further evaluated at building permit review.	X	
14.3.A.4	Bldgs. > 45,000 s.f. shall be broken into 2 or more buildings	X						
14.3.A.5	If buildings are set back, use elements to maintain a strong connection to the street and support a Pedestrian Friendly environment.; i.e. restaurant outdoor seating, entry court for office bldg., retail kiosks or public art		X		X	Complies at this phase of review but will be further evaluated at building permit review. Pedestrian-friendly features include the entry tower element of the Corner Bakery building, the trellis that defines the outdoor seating area and creates a streetwall along Gilman Blvd. and the signature striped canopy over the building walkways and patio.	X	
14.3.A.6	Windows: divided light, operable, trimmed; recessed or projecting from building facade		X			Generally complies but will be further reviewed for compliance during building permit review. Provide construction details about windows in the building permit submittal to show compliance to this standard.	X	
14.3.A.7	Tripartite articulation of facade		X				X	
14.3.A.8	Preserve views of forested hillsides of Issaquah Alps if building high-rise	X						
14.3.A.9	Special treatment of build-		X			Main entry tower element engages the Gilman sidewalk and public realm.	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	ing corners adjacent to Public Spaces							
14.3.A.10	Other techniques to enhance building design and break up mass		X			Use of a variety of building materials and textures, as well as building modulation to break up the mass	X	
14.4	Ground Level Details							
14.4.A	Standards for All Uses							
14.4.A.1	Retail windows facing Circulation facilities – clear view of activity within; large windows		X			Generally complies but will be further reviewed for compliance during building permit review. Additional details for windows must be provided at building permit application to show how this standard is met.	X	
14.4.A.2	Delineate semi-public and semi-private space from public areas with railings or fences no more than 3 ft. tall; planters and/or overhead elements	X						
14.4.A.3	Active ground floor uses that are visible from Circulation facilities; if office uses on ground floor – use landscaping, low walls to create layers and semi-transparency	X						
14.4.A.4	Numerous and separated entrances; Entrances reinforced with tradition “main street” design elements		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	

CIDD Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
14.4.A.5	Primary bldg. entrances shall be accessible and visible from Circulation Facilities		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	
14.4.A.6	Primary bldg. entrance visually more prominent than secondary entrances; emphasize through arch'l modulation and articulation, lighting, weather protection		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	
14.4.A.7	For Bldg. with multiple frontage along a Circulation Facility – each frontage shall be designed to complement the Circulation Facility abutting it	X						
14.4.A.8	50% of building frontage shall be windows; 75% of window area shall use clear glazing		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	
14.4.A.9	Mirrored or Reflective Glass not allowed		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	
14.4.A.10	Ground level retail and entrance lobby located on a Pedestrian Oriented Circulation Facility shall have a first floor height of at least 15 feet	X						
14.4.A.11	Landscaping as transition		X				X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	between property line and building face;							
14.4.A.12	Elements to enhance ground floor: clerestories over storefront windows, projecting window sills, medallions, benches and seat walls along 25% of façade; decorative masonry		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	
14.4.B	Ground Level Residential Uses	X						
14.5	Weather Protection							
14.5.A	Standards for All Uses							
14.5.A.1	When building is located at property line or the development extends the sidewalk on to site and against a building, weather protection shall be required over entrances and 75% of the building façade length		X					
14.5.A.2	Height of Weather protection must be coordinated with other site features; priority is to provide protection for pedestrians		X		X	Height of awnings are shown with a 10-foot clearance from the sidewalk, on sheets A3.01 and A3.02.	X	
14.5.A.3	Weather protection for non-residential buildings		X		X		X	
14.5.A.3	Weather protection mate-		X		X	Complies at this phase of review but details of	X	

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	rials for non-residential bldgs.					weather protection materials will be approved as part of the building permit review		
14.5.B	For residential building entrances, min. 4 ft. X 4 ft.	X						
14.6	Roofs & Parapets							
14.6.A.1	Rooftops as active amenities, when feasible							
14.6.A.2	Alternatives to active amenities: green roofs, solar panels	X						
14.6.A.3	Consider public access of rooftops	X						
14.6.A.4	Nonresidential buildings shall have parapets and projecting cornices to create a prominent edge; Sloping roof elements may be approved by Director.		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X	
14.6.A.5	False parapets prohibited. Cannot be excessively tall and dominant	X			X	No false parapets are proposed.	X	
14.6.A.6	Parapets shall not exceed 25% of the height of the supporting wall and shall not exceed 8 feet.			X	X	Building sections showing parapet height at approximately 3.5 feet to 5 feet. The supporting wall of the parapets are approximately 17 feet (per detail section on sheet A4.02) If this is correct, then the parapet height exceeds 25% of the height of the supporting wall.	X	(construction condition) Dimensions of parapets and supporting walls shall be clearly shown on sheet A4.01. Demonstrate that parapet height does not exceed 25% of the height of the supporting walls.
14.6.A.7	Where roof shape and	X						

CIDDS Standard #	Name	Not Appl.	Compliant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
	penthouse functions are integrated into overall building design, one of the ff. design elements shall be used: a. Rooftop penthouse occupied by residential or office spaces b. Rooftop terraces, courtyards and/or gardens c. Green roofs that reduce storm water runoff							
14.6.A.8	Sloped roofs min. pitch of 4:12. Roofs longer than 60 ft. shall have a change in form to break up mass		X			At ASDP submittal, provide dimensions in architectural drawings showing compliance to this standard.	X	
14.6.A.9	Solar Reflectance Index of 78 or greater		X		X	Roof material is single ply PVC roof with reflective index of 78, as noted in sheet A4.01.	X	
14.6.A.10	Rooftop mechanical, electrical, telecommunications, and other utility equipment shall be screened from view at the ground level, surrounding streets and buildings. Screens must be architectural integrated with the main building.		X		X	Rooftop mechanical equipment proposed to be housed in the gabled sections of the roof. Actual size of HVAC equipment is not provided on sheet A4.01.	X	(construction condition) The actual HVAC equipment to be used for the restaurant shall be provided with the building permit plans. The equipment height shall be shown accurately on sheet A4.01. The proposed parapet s shall be at a height equal to the height of the HVAC equipment to fully screen the equipment.

CIDDS Standard #	Name	Not Appl.	Compllant at ASDP Review?		Info Req'd	Comments/Concerns	Review with Con- struction Permit	Conditions of Approval
			Yes	No				
14.6.A.11	Cellphone towers and re- lated equipmt.	X				No cellphone towers or antennas allowed on this building.		
14.6.A.12	In rooftop terrace or gar- den, screen top and all sides of large rooftop equipmt,	X						
Chap 09                      SIGNS								
9.0					X	Not reviewed at this time. A separate sign permit is required.	X	
Chap 17                      LIGHTING								
17.2-10	Lighting		X		X	Proposed lighting is compliant at this phase of re- view but will be fully reviewed at Building Permit review. LED lighting, called out as "Troy BL3341" are used as architectural elements on the façade (see sheet A2.01a.) However, no product brochures are provided for the building light fixtures. While Applicant indicated in their response to the CIDDS checklist staff analysis for the pre-application review that building wall-mounted lighting will be provided for the patio and the sidewalk, it is not clear whether the LED lights, given their proposed height and type, will be adequate in providing illumination to side- walk.	X	A lighting photometric plan shall be provided for the building site and the portion of the park- ing lot that will be reconfigured. The lighting plan shall show an analysis of how IMC 18.07.107 and CIDDS lighting standards for parking lots and buildings are met. New light fixtures product brochure and specifications shall be submitted with the building permit. The lighting levels, both for existing light fixtures in the parking lot and the proposed new lighting shall comply with IMC18.07.107 and CIDDS Figure A in chapter 17. Additional light poles may be required in the parking lot if the exist- ing ones are inadequate in providing the right level of illumination.

Other: